



Pine Island Planning and Development Ordinance

What It Means for You and Your Property

The Town of Pine Island is adopting its first Planning and Development Ordinance (PDO) — a framework that shapes how land is developed across the community going forward.

We know that when people hear "zoning" or "ordinance," the first question is: ***does this affect what I can do on my own property?*** Here is a plain-English answer.

WHAT THE PDO DOES

- ✓ Guides where new businesses and development go in town
- ✓ Sets design standards for new commercial construction along the Boulevard
- ✓ Establishes clear rules so development is predictable and fair
- ✓ Protects the rural, small-town character Pine Island residents value
- ✓ Gives the City legal tools to enforce basic community standards
- ✓ Provides a path for homeowners and businesses to make improvements

WHAT THE PDO DOES NOT DO

- ✗ Tell you what to do with land you already own
- ✗ Require you to make any changes to your existing home or business
- ✗ Take away or limit rights you currently have as a property owner
- ✗ Apply retroactively — existing uses are protected as "nonconforming"
- ✗ Restrict agricultural or rural uses in residential estate areas
- ✗ Require permits for ordinary maintenance and upkeep

Your existing home, farm, or business is protected.

Under Texas law and the Pine Island PDO, any use that legally exists today may continue — even if it does not conform to new standards. This is called a "nonconforming use" or "grandfather" protection.

You will not be required to relocate, rebuild, or stop an activity simply because new rules are adopted.

The PDO is about Pine Island's future — not your past or present.

New standards apply to new development. When someone proposes a new commercial project, subdivision, or major construction, the PDO ensures it fits Pine Island's character and does not burden existing neighbors with traffic, drainage, or aesthetic impacts. It does not reach back to change what you already have.